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## Meaning of Drafting

In simple terms, drafting is the act of writing legal documents in a proper format, using appropriate legal terminology and ensuring that the content reflects the intentions of the parties involved. It involves the careful selection of the words and phrases to communicate facts, rights, obligations and liabilities in a legally sound manner.

The main purpose of drafting is to ensure that the document can withstand legal scrutiny. It should be free from ambiguity, confusion and contradictions.

### Types of Drafting

- 1) Pleading Drafting: Plaints, written statements
- 2) Conveyancing Drafting: Sale deeds, lease deeds
- 3) Commercial Drafting: Contracts, agreements.



## Art of Legal writing

Legal writing involves drafting various legal documents such as pleadings, notices, contracts, legal opinions, case briefs and research papers. Unlike general writing, it is governed by legal principles and demands a balance between technical accuracy and reader comprehension.

### Importance of Legal writing

#### 1) Communication of law

It bridges the gap between legal theory and practical application.

#### 2) Influences judicial decisions

Clear and logical writing can impact a judge's or authority's understanding of a case.

#### 3) Maintains legal Record

Legal documents serve as permanent records in courts and for clients.

#### 4) Professional Reputation

A lawyer's skill is often judged by their written work.

## Principles of Good Legal writing

- 1) Clarity  
Use simple, direct language to avoid confusion.
- 2) Brevity  
Be concise without losing meaning.
- 3) Accuracy  
Ensure facts and legal citations are correct.
- 4) Logical flow  
Present arguments in a coherent and systematic manner.
- 5) Persuasiveness  
Convince the judge with strong reasoning.

The art of legal writing is a vital skill for every law student and legal professional. It requires consistent practice, a strong understanding of the law, and a refined ability to express ideas in an orderly and impactful manner. Mastering this art not only enhances a lawyer's effectiveness but also strengthens the legal system by promoting clarity and fairness.



## Civil Pleadings

Civil Pleadings are formal written statements submitted by the parties in a civil case before a court of law. They form the foundation of any civil suit and help the court understand the claims, defenses and issues involved.

Pleadings are defined under Order VI ~~of~~ Rule 1 of the Code of Civil Procedure, 1908  
"Pleading shall mean Plaint or Written Statement"

### Types of Civil Pleadings

- 1) Plaint
- 2) Written statement
- 3) Replication
- 4) Interlocutory Applications
- 5) Affidavit.
- 6) Issues

Pleadings must state material facts, not evidence, must be clear and precise, must follow the format and rules under the CPC

## Plaint copy

A plaint is the first pleading filed by a plaintiff in a civil suit. It is a written complaint that sets the legal process in motion in a civil court. The copy of the plaint submitted to the court is known as the plaint copy. It contains the essential facts constituting the cause of action, the relief claimed, and the necessary legal grounds.

### Meaning of Plaint

According to the Code of Civil Procedure 1908, the plaint is not expressly defined, but under order VII Rule 1, its contents and format are prescribed. It is the document through which the plaintiff initiates a legal claim in a civil court.

### Purpose of a Plaint copy

- (i) To formally bring a civil dispute before the court.
- (ii) To notify the defendant of the allegations against them.
- (iii) To seek specific legal relief

## Essential contents of a Plaint copy

As per Order VII Rule 1 of CPC, a plaint must contain:

- 1) Name of the court
- 2) Name and address of the parties
- 3) Facts constituting the cause of action.
- 4) Jurisdiction of the court
- 5) Relief sought
- 6) Valuation for the purpose of court fees and jurisdiction.
- 7) Verification of the plaint.

### Note:

Any defect or omission may lead to rejection under Order VII Rule 11

The plaint copy is a foundational document in civil litigation. A well prepared plaint ensures that the case proceeds smoothly and that the plaintiff's claims are effectively presented. Legal professionals must master the skill of plaint drafting to ensure justice is initiated correctly and efficiently.



IN THE COURT OF THE PRINCIPAL JUNIOR  
CIVIL JUDGE AT KURNOOL  
O.S. NO. 112 OF 2025

Between:

Mr. MURALI KRISHNA.G

S/o Sreenivasulu.G

Aged about 45 years

Occ: Business

R/o Flat 106, BV Regent Plaza  
Kurnool - 518003

... Plaintiff

And

Mr. Rafeeq, Lal Ahamed

S/o Shaik Munawar

Aged about 50 years

R/o 40/126, Joharapuram  
Kurnool - 518001

... Defendant

---

PLAINT FILED UNDER ORDER VII RULE 1 OF CPC

The Plaintiff respectfully submits as follows:

1. That the plaintiff is a businessman and the defendant is known to him personally.
2. That on 01-01-2024, the defendant borrowed a sum of Rs. 1,00,000/- (Rupees One Lakh Only) from the plaintiff for his business needs and promised to repay the same within six months.



3. That the defendant executed a promissory note in favour of the plaintiff on the same day
4. That the defendant failed to repay the said amount within the agreed time despite repeated oral demands.
5. That the plaintiff issued a legal notice dated 10-08-2024, demanding the repayment, but the defendant did not respond.
6. That the cause of action arose on 01-01-2024 at Kurnool when the loan was taken and on subsequent dates when the defendant failed to repay
7. That the court has jurisdiction to try this as the transaction took place within its territorial limits.
8. That the value of the suit for the purpose of jurisdiction and court fee is Rs.100000/- and proper court fee is paid here with.
9. That there is no other suit or proceeding pending between the same parties on the same subject matter in any court.

## PRAYER

The plaintiff therefore prays that this Hon'ble court may be pleased to :

- a) Pass a decree in favor of the plaintiff and against the defendant for a sum of Rs 1,00,000/- with interest @ 12% p.a. from the date of suit till realization.
- b) Award costs of the suit.
- c) Grant such other relief as this Hon'ble court deems fit in the interest of justice.

Place : Kurnool

Date : 12/05/2025

Plaintiff

[signature]

Advocate for Plaintiff

[signature]

---

## VERIFICATION

I, Muralikrishna G, the plaintiff herein, do hereby verify that the contents of the above plaint are true and correct to the best of my knowledge,



belief, and information.

Place: Kurnool.

Date: 12/05/2025

Plaintiff.

## Written statement

A written statement is a crucial document filed by the defendant in response to the plaintiff's plaint, under Order VIII Rule 1 of CPC.

### Essentials of a written statement

#### 1) Specific Denial

The defendant must specifically deny the allegations made in the plaint. General denials are not sufficient. If a fact is not denied specifically, it is deemed to be admitted under Order VIII Rule 5 of CPC.

#### 2) Plead Material Facts

The written statement must contain material facts forming the basis of the defense, but not evidence. It should be clear, concise and relevant.

#### 3) Legal Objections

The defendant can raise legal defenses such as limitation, lack of jurisdiction, non-maintainability of the suit, or insufficiency of court fee.

#### 4) Counter claims and set off (if any)

Under Order VIII Rule 6 and 6A the defendant may claim setoff or file a counter claim against the plaintiff in the same suit.



The written statement must be verified by the defendant, declaring that the contents are true to the best of their knowledge and belief.

### 6) Signature

It must be signed by the defendant and their advocate.

### 7) Time limit

The written statement must be filed within 30 days from the date of service of summons and the court may extend it up to 90 days with reasons.

### 8) Defences to be filed

The defendant may present defenses based on legal grounds (ex: no cause of action, res judicata) and factual grounds (ex denial of transaction, forgery, etc)

The written statement is the foundation of the defendant's case. A well drafted WS ensures fair trial, helps the court frame proper issues, and protects the legal rights of the defendant.

## SRI PRASUNNA COLLEGE OF LAW : KURNOOL

IN THE COURT OF THE PRINCIPAL JUNIOR  
CIVIL JUDGE AT KURNOOL

OS No: 112 of 2025

Between

MURALI KRISHNA .G

... Plaintiff

And

RAFEEQ LAL AHAMED

... Defendant

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WRITTEN STATEMENT FILED UNDER  
ORDER VIII OF RULE 1 OF CPC

The Defendant specifically submits as follows

1) Preliminary Objections

The defendant denies all the allegations made by the plaintiff except those specifically admitted here in. The suit is not maintainable either in law or on facts and is liable to be dismissed.

2) That it is false to state that the defendant borrowed a sum of Rs.100000/- from the plaintiff on 01-01-2024. No such transaction took place between the parties



- 3) The alleged promissory note is a fabricated and forged document, created by the plaintiff for wrongful gain. The defendant never executed any such document in favour of the plaintiff.
- 4) The defendant never received any legal notice dated 10-08-2024, as claimed. Even otherwise, the plaintiff has no legal right to claim any amount.
- 5) The suit is based on false and baseless allegations. The defendant reserves the right to initiate appropriate legal action against the plaintiff for defamation and misuse of legal process.
- 6) The suit is barred by limitation as no fresh acknowledgement of debt was ever made. The cause of action is imaginary and does not arise at all.
- 7) The court fee paid is incorrect and inadequate. Hence the plaint is liable to be rejected under Order VII Rule 11 of CPC.

#### PRAYER

wherefore the defendant humbly prays that this Hon'ble Court may be pleased to:

- a) Dismiss the suit with costs
- b) Pass such other and further orders as this Hon'ble Court may deem fit and proper in the interest of justice.

Place : Kurnool

Date : 22/05/2025

Defendant

[Signature]

Advocate for Defendant

[Signature]

---

#### VERIFICATION

I, Rafeequl Ahamed, the defendant herein, do hereby verify that the contents of the above written statement are true and correct to the best of my knowledge, belief and information.

Place : Kurnool

Date : 22/05/2025

Defendant



## Interlocutory Application or Suit for temporary Injunction.

Both Plaintiff and Defendant can file an IA, depending on the situation.

### 1) Plaintiff files IA

1) When the plaintiff wants temporary relief (like temporary injunction) before the final decision of the court.

ex: The defendant is trying to occupy my land illegally. Please restrain him immediately.

### 2) Defendant files IA

1) When the defendant wants interim relief or protection, or to vacate (cancel) an injunction granted to the plaintiff

ex: The court gave an interim injunction to the plaintiff, but I am the real owner. Please vacate the injunction.

- 1) IA to vacate temporary injunction (Order 39 Rule 4)
- 2) IA to dismiss the suit (Order 7 Rule 11 of CPC)
- 3) IA for adjournment or other procedural relief
- 4) IA for permissions to file additional documents

## Key Difference between:

Aspect	Suit for Injunction	Interlocutory Application
What	Full fledged civil suit	Interim request
Rule	Order 7	Order 39 Rules 1, 2
Purpose	Final relief	Temporary Relief
When	At the beginning of the case	Along with or during the suit

Suit for Injunction Permanently stop the defendant

IA Temporarily stop him while the case is ongoing.

Note:

i) In the existing suit (as a defendant)

a) The defendant cannot file a plaint  
(because a plaint is used to start a suit)

b) But the defendant can file

(i) A written statement (reply to the plaintiff's plaint)

(ii) An IA Interlocutory Application (for interim relief)

(iii) A counter-claim (like a mini suit within the same case)



## 2) Defendant can file a separate suit as a plaintiff

If the defendant believes his legal rights are threatened, he can file a new suit as a plaintiff seeking.

- a) Permanent Injunction.
- b) Declaration of ownership.
- c) Possession or title protection.

### Example :

Situation :

Plaintiff (A) files a suit claiming land ownership and seeks injunction against B (defendant)

B's options

- (i) Defend in that suit (written statement)
- (ii) File IA to vacate temporary injunction
- (iii) File a counter claim (within the same suit) for injunction.
- (iv) Or, file a new suit as plaintiff if separate cause of action exists.

IN THE COURT OF THE HON'BLE  
JUNIOR CIVIL JUDGE AT KURNOOL.

IA. No: ---- of 2025

In O.S.No. 124 of 2025

Between:

Mudali Krishna. G

.... Petitioner / Defendant

And

Y. Ravi Kumar

.... Respondant / Plaintiff

---

INTERLOCUTORY APPLICATION UNDER ORDER 39  
RULES 1 & 2 OF CPC FOR GRANT OF TEMPORARY  
INJUNCTION

The Petitioner / Defendant submits as follows:

- 1) The Respondant / Plaintiff has filed the above suit falsely claiming ownership and possession of the suit schedule property and seeking permanent injunction.
- 2) The Petitioner is the true and lawful owner of the property bearing survey no 11/58 admeasuring 3 acres, situated at Kurnool, and is in continuous possession and enjoyment of



the same for the past 15 years.

- 3) The Respondent, having no right or title over the said property, is attempting to interfere with the peaceful possession of the Petitioner.
- 4) The Petitioner has a prima facie case, and the balance of convenience is in his favour. If a temporary Injunction is not granted, the Petitioner will suffer irreparable loss and hardship.
- 5) Therefore, it is just and necessary that this Hon'ble court may be pleased to grant a temporary injunction restraining the Respondant/Plaintiff from interfering and enjoyment of the suit schedule property, pending final disposal of the suit.

### PRAYER

The Petitioner / Defendant humbly prays that this Hon'ble court may be pleased to:

- a) Grant a temporary Injunction restraining the Respondent / Plaintiff, his agents, and men from interfering with the Petitioner's peaceful

possession and enjoyment of the suit schedule property, pending disposal of the suit.

b) Pass such other and further orders as this Hon'ble Court deems fit and proper.

Place : Kurnool

Date : 25/5/2025

Petitioner / Defendant

(Signature)

Advocate for Petitioner

(Signature)



## Family Matters in Law

### 1) Marriage related

Restitution of conjugal rights, Judicial separation, Nullity of marriage, Divorce Mutual or contested

2) Children  
Custody, Guardianship, Adoption, Visitation Rights

### 3) Maintenance

under Section 125 CrPc / 144 BNSS

under Hindu Adoption and Maintenance Act, 1956

### 4) Domestic Violence

Protection orders, Residence orders, Maintenance

under Protection of women from Domestic Violence Act, 2005

### 5) Property disputes among family members

Partition suits, Inheritance issues under personal laws (Hindu, Muslim, Christian etc)

### 6) Court jurisdiction

(i) Exclusively with family-related civil and quasi criminal matters.

(ii) Appeals lie to the High court (usually under Family courts Act Section 19)

IN THE COURT OF THE HON'BLE FAMILY JUDGE  
AT KURNOOL

F.C.O.P. No: ---- of 2025

IN THE MATTER OF

Muxali Krishna.G

S/o Sreenivasulu.G

Aged about 45 years

Occupation: Business

Resident of (full address)

.... Petitioner

Versus

B. Padmavathi

W/o Muxali Krishna. G

Aged about 40 years

Occupation: Teacher

Resident of (full address)

.... Respondent

---

PETITION UNDER SECTION 13 OF THE HINDU  
MARRIAGE ACT, 1955 FOR DISSOLUTION OF MARRIAGE  
BY A DECREE OF DIVORCE

The Petitioner respectfully submits as follows:

- 1) Marriage Details:

The marriage between the Petitioner and Respondent was solemnized on 15-11-2013 at Kurnool, according to Hindu rites and customs. The marriage was duly registered.

- 2) Status and Religion

Both the Petitioner and Respondant are Hindus and are governed by the HMA, 1955.

- 3) Desertion by Respondent

The respondent, without any reasonable cause, deserted the Petitioner in March 2021, and has continuously refused to resume cohabitation since then. Despite efforts made by the Petitioner and his family, the Respondent showed no intention of returning or reconciling.

- 4) No Cohabitation for over Two years:

The Petitioner and Respondent have been living separately for more than two years, and there is no possibility of reunion. The conduct of the Respondent amounts to willful desertion under section 13(1)(ib) of the Act.



## 6) Jurisdiction:

The marriage was solemnized and the parties last resided together at Kurnool, which is within the jurisdiction of this Hon'ble Court.

## 7) No other Proceedings:

No other divorce or matrimonial proceedings are pending between the parties.

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### PRAYER

The Petitioner humbly prays that this Hon'ble Court may be pleased to:

- a) Grant a decree of divorce under Sec 13(i)(ib) of the HMA, 1955, on the ground of desertion, thereby dissolving the marriage dated 15-11-2013 between the Petitioner & Respondent.
- b) Pass any other relief deemed fit and proper in the interest of justice.

Place : Kurnool

Date : 25/5/2025

Petitioner

(Signature of Muxali Krishna G)

Advocate for Petitioner

(Signature)

## Criminal Pleadings

### Types of Criminal Pleadings:

1) First Information Report (FIR)

Lodged under sec 154 Cr.Pc / sec 173 BNSS  
for cognizable offences

2) Complain Petition sec 200 Cr.Pc / sec 223 BNSS

Filed under section before a Magistrate if FIR  
is not registered or for noncognizable offences.

3) Charge Sheet sec 173 Cr.Pc / sec 193 BNSS

Filed by police after investigation.

4) Bail Application

Regular Bail - sec 437, 439(HC) / BNSS 480, 483  
Cr.Pc (HC)

Anticipatory Bail - sec 438 Cr.Pc / 482 BNSS

Interim Bail - temporary bail pending final hearing

5) Discharge Application - 227, 239 Cr.Pc / 250, 262

Filed by accused to seek discharge BNSS  
from false charges.

6) Quash Petition - sec 482 Cr.Pc / sec 528 BNSS

Filed before HC under sec to quash FIR

7) Written arguments sec 313 Cr.Pc / sec 351 BNSS

Accused may file under sec during trial stage.

IN THE MATTER OF:

Al. Ravi Kumar

S/o Venkatesh

Aged about 30 years

Occupation: Private Employee

... Petitioner / Accused

VERSUS

The State of Andhra Pradesh

Through SHO [Kurnool IV PS]

... Respondent / Complainant.

PETITION UNDER SECTION 437 OF CrPC FOR GRANT  
OF REGULAR BAIL

The Petitioner respectfully submits as follows

1. The Petitioner is the sole Accused in  
Crime No. — /2025 registered at Kurnool IV  
Police Station, for the alleged offences  
under Sections 341 and 323 of IPC.
2. The Petitioner was arrested on 02-05-2025  
and is currently in judicial custody at  
Sub jail, Kurnool.



3. The offences alleged are non-bailable but not punishable with death or imprisonment, hence this Hon'ble Court has jurisdiction to entertain this bail petition.
4. The Petitioner is innocent and has been falsely implicated in the case. He did not commit any offence as alleged.
5. The investigation is almost completed, and the Petitioner undertakes to cooperate with the police or appear before the Court as and when required.
6. The Petitioner has roots in society, a permanent residence, and will not tamper with evidence or threaten any witness.

#### PRAYER

In view of the above facts and circumstances, the Petitioner humbly prays that this Hon'ble Court may be pleased to:

- a) Grant regular bail to the Petitioner in crime. No
- b) Pass such other orders as may be deemed fit in the interest of justice. —(2025

Place: Kurnool

Date: 25/5/25

Petitioner

(Signature)

Advocate for Petitioner

(Signature)

SRI PRASUNNA COLLEGE OF LAW - KURNOOL  
IN THE COURT OF THE HON'BLE SESSIONS JUDGE  
AT KURNOOL

Csml. M.P. No — of 2025

IN THE MATTER OF  
Al. Rajesh Kumar  
S/o Ramesh Kumar  
Aged about 32 years  
Occ: Private Employee  
R/o [full Address]  
... Petitioner/Accused

VERSUS

The State of Andhra Pradesh  
Through SHO [Kurnool II Town PS]  
... Respondent/Complainant

PETITION FILED UNDER SECTION 438 OF THE  
CODE OF CRIMINAL PROCEDURE, 1973 FOR  
GRANT OF ANTICIPATORY BAIL

The Petitioner respectfully submits as follows



1. That the Petitioner apprehends arrest in connection with Crime No 33/2025 of Kurnool II Police Station, registered for the alleged offences under Sections 498A and 406 of the IPC
2. The allegations made against the Petitioner are false, fabricated and motivated. The Petitioner has been falsely implicated due to family disputes.
3. The Petitioner is a law binding citizen and is ready to fully cooperate with the police in the investigation.
4. The Petitioner undertakes to:
  - a) Appear before the investigating officer whenever required.
  - b) Not tamper with evidence or influence witness
  - c) Not leave India without prior permission of the court.
5. The Petitioner has a permanent residence and will not abscond if granted anticipatory bail.

## PRAYER

In the above circumstances, the Petitioner humbly prays that this Hon'ble Court may be pleased to:

- a) Grant Anticipatory Bail to the Petitioner in crime no. 33 /2025 of Kurnool II police station and
- b) Pass such other orders as deemed fit and proper in the interest of justice.

Place: Kurnool

Date : 25/5/2025

Petitioner

(Signature)

Advocate for Petitioner

(Signature & Name)

Maintenance Petition under section 125 CrPC

IN THE COURT OF HON'BLE JUDICIAL MAGISTRATE  
OF FIRST CLASS AT NANDIKOTKUR

MC No: — of 2025

IN THE MATTER OF

Smt. Padmavathi

W/o Haxikrishna

Aged about 33 years

Occ: Housewife

R/o [H.No: 11/58, Nandikotkur]

... Petitioner

VERSUS

Sri Haxi Krishna

S/o Rama Krishna

Aged About 38 years

Occ: Software Engineer

R/o [H.No: 46/213, Tadipatri]

... Respondent.

PETITION UNDER SECTION 125 OF CRPC FOR GRANT OF  
MAINTENANCE TO WIFE

The Petitioner respectfully submits as follows.

1. The Petitioner is the legally wedded wife of the Respondent. Their marriage was solemnized on 21.08.2021 as per Hindu customs.



2. After the marriage they lived together as husband and wife, due to disputes and cruel treatment, the Petitioner has been living separately from the Respondent since May 2022.
3. The Respondent has neglected and refused to maintain the Petitioner without any justifiable cause.
4. The Petitioner is a housewife and has no independent income or means to support herself.
5. The Respondent is employed and financially capable earning approximately Rs 60,000/- per month.
6. The Respondent is legally bound to maintain the Petitioner as she is unable to maintain herself.
7. The Petitioner prays for monthly maintenance under section 125 CrPc to meet her basic needs and secure a dignified life.

## PRAYER

In the above circumstances, the Petitioner prays that this Hon'ble court may be pleased to:

- a) Direct the Respondent to pay monthly maintenance of Rs. 30,000/- to the Petitioner.
- b) Grant any other relief(s) as deemed fit and proper in the interest of justice.

Place : Kurnool

Date : 25/5/2025

Petitioner

(signature)

Advocate for Petitioner

(Signature & Name).

## conveyancing

### Definition:

Conveyancing is the legal process of preparing, executing and registering documents to effect the lawful transfer of immovable property from one person to another.

Governed by the Transfer of Property Act, 1882, Registration Act, 1908 and relevant Stamp Acts.

### Types of Deeds in Conveyancing:

- 1) Sale deed - Transfer of ownership for a consideration.
- 2) Lease deed - Transfer of possession for a specific period and rent.
- 3) Gift deed - Transfer without any monetary consideration.
- 4) Mortgage deed - Security for repayment of a loan.
- 5) Exchange deed - Mutual transfer of properties.

### Stages in Conveyancing:

- 1) Title Verification
- 2) Drafting of the deed
- 3) Execution
- 4) Stamping and Registration
- 5) Handover of possession.



a) Draft of Sale deed

THIS SALE DEED is made and executed on  
this — day of —, 2025, at [Place]

BETWEEN

Sri /smt [seller name],  
S/o D/o [Father/Mother name],  
Aged about — years,  
Occupation ————,  
R/o [Full Address].

Herein after called the "SELLER"  
Which term shall mean and include his/her  
heirs, executors, administrators and assigns

AND

Sri /smt [Buyer Name],  
S/o D/o [Father/Mother Name],  
Aged about — years,  
Occupation: ————,  
R/o [Full Address]

Hereinafter called the "PURCHASER"  
Which term shall mean and include his/her  
heirs, executors, administrators and assigns.

Sale deed with name

This sale deed is made on this 25<sup>th</sup> day of May, 2025 at Kurnool.

BETWEEN

Sri Muralikrishna G,

S/o G. Ramachandra Rao,

Aged about 45 years,

Occ: Business,

R/o DNO: 12-34, Gandhinagar, Kurnool - 518001

hereinafter referred to as the "VENDOR"

(which term shall include his heirs, legal representatives, executors, administrators and assigns)

AND

Sri Venkateswara Reddy

S/o B. Narayana Reddy

Aged about 40 years

Occ: Private Employee

R/o DNO: 45-67, N&O colony, Kurnool - 518004

hereinafter referred to as "VENDEE" (which term shall include his heirs, legal representatives, executors, administrators, and assigns)

WHEREAS:

1. The Vendor is the sole and absolute owner and in possession of the immovable property more fully described in the schedule hereunder.
2. The vendor has agreed to sell and the Vendee has agreed to purchase the said property for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only).
3. The Vendor has received the full sale consideration from the Vendee before execution of this sale deed.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

That in consideration of the sum Rs 20,00,000/- (Rupees Twenty Lakhs only), the Vendor hereby sells, transfers and conveys unto the Vendee the schedule property, together with all rights, easements, and appurtenances attached thereto, to hold the same absolutely and forever.

The Vendor has delivered physical possession of the said property to the Vendee. The Vendor assures that the property is free from all encumbrances, litigations, and claims and shall indemnify the Vendee



against any losses arising out of any defects in title.

### SCHEDULE OF PROPERTY

All that piece and parcel of vacant site bearing Plot No. 56, Survey No: 221/3 ad measuring at Nandyal Road Layout, Kurnool Mandal & District. bounded by

North : 30 feet Road

South : Plot. No: 57

East : Plot. No: 70

West : Plot. No: 55

IN WITNESS WHERE OF, the Vendor and the Vendee have signed this deed on the date, month, and year first written above.

VENDOR

(Signature)

VENDEE

(Signature)

WITNESSES

1. \_\_\_\_\_

2. \_\_\_\_\_

Draft of Lease deed for Godown

This Lease deed is made and executed on this 26<sup>th</sup> May of 2025 at Kurnool.

BETWEEN

Sri Muralikrishna G,  
S/o Sreenivasulu G  
Aged about 45 years,  
Occ: Business,

R/o D No: 12-34, Gandhi Nagar, Kurnool - 518003.

AND

Sri Prabhakar R,  
S/o R. Venkataiah,  
Aged about 50 years  
Occ: Trader

R/o D No: 88-46, Rajendra Nagar, Kurnool - 518003.

WHEREAS:

1. The Lessor is the absolute owner and in possession of the godown premises more fully described in the schedule here under.
2. The Lessee has approached the Lessor to lease the said premises for commercial storage purpose, and the Lessor has agreed.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the Lessor hereby leases the property described in the schedule below to the Lessee for a term of Three years commencing from 1<sup>st</sup> June 2025.
2. That the Lessee shall pay monthly rent of Rs. 12000/-

(Rupees Twelve Thousand only) on or before the 5<sup>th</sup> day of each month.

3. That the Lessee has paid a refundable security deposit Rs. 36,000/-
4. That the Lessee shall use the premises solely for storage and warehousing purposes and not for unlawful activity.
5. That the Lessee shall maintain the premises in good condition and handover the same upon termination.
6. That the lessee shall not sub-let the premises without prior written consent of the Lessor.
7. That the Lessor shall have the right to inspect the premises during reasonable hours with prior notice.

#### SCHEDULE OF PROPERTY

All that godown property admeasuring 5000 square feet situated at Survey No: 112/2, near Nandyal road, Kurnool bounded as follows.

North: 40 feet Road	East: Industrial shed
South: Open Land	West: Canal Road.

IN WITNESS WHERE OF, both parties have signed this lease deed on the day, month, year 1<sup>st</sup> above written

LESSOR  
(Signature)

LESSEE  
(Signature)

WITNESS

1. \_\_\_\_\_

2. \_\_\_\_\_



Draft of Gift Deed

This Gift Deed is made and executed on this day of 24<sup>th</sup> day of May, 2025 at Nandikotkur

BETWEEN

Sri G. Sreenivasulu,  
S/o Pedda Chinnalah,  
Aged about 70 years,  
Occ: Retired,

R/o D.No: 4-395, Taluk office road, Nandikotkur.

Hereinafter referred to as the "DONOR" which expression shall mean and include his heirs, legal representatives, administrators and assigns.

AND

Master G. Jayaditya,  
S/o G. Muralikrishna,  
Aged about 14 years,

Represented by his natural guardian and father G. Muralikrishna. R/o D.No: 4-395, Nandikotkur.

Hereinafter referred to as the "DONEE", which expression shall mean and include his heirs, legal representatives, administrators and, assigns.

WHEREAS:

1. The Donor is the absolute owner and in peaceful possession of the property more fully described

in the schedule herewith.

2. The Donor desires to gift the said property to his grandson, the Donee, out of natural love and affection.
3. The Donee has accepted the gift, and the Donor has delivered possession of the said property.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Donor hereby voluntarily and out of natural love and affection for his grand son, the Donee, does hereby Gift, convey transfer and assign unto the Donee the schedule mentioned property, to have and to hold the same as absolute owner thereof.
2. The Donor declares that the property is free from all encumbrances, charges, liens and litigations.
3. The Donor affirms that he has handed over possession of the said property to the Donee on the date of execution of this Deed.
4. The Donee accepts the gift and agrees to hold the same with all rights, easements, and appurtenances attached thereto.



## SCHEDULE OF PROPERTY

All that piece and parcel of residential house admeasuring 840 square feet, south facing.

situated at D No: 4-395, Taluk office road, Nandikotkur,

Bounded by

North : House of G. Suresh

South : Taluk office road

East : House of Ramana

West : House of Nagaiyah

IN WITNESS WHEREOF, the Donor and the guardian of the Donee have signed this Gift Deed on the Day, month, and year first above written.

DONOR

(Signature)

DONEE (represented by Father)

(Signature)

WITNESSES

1. \_\_\_\_\_

2. \_\_\_\_\_